HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Ottawa[1]

Date Released: December 2015

Housing market intelligence you can count on

[1] Ontario part of Ottawa-Gatineau CMA

Canada

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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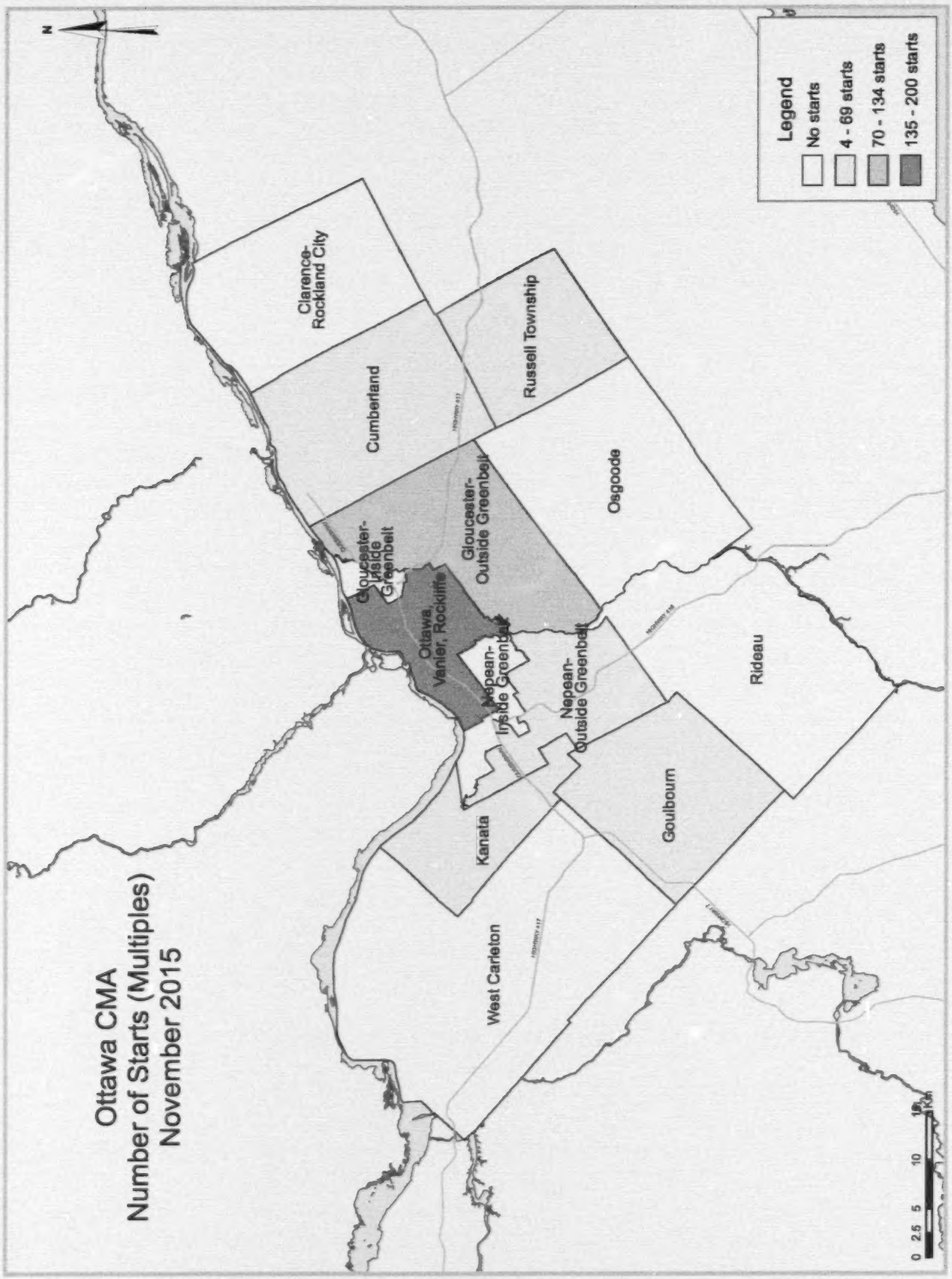
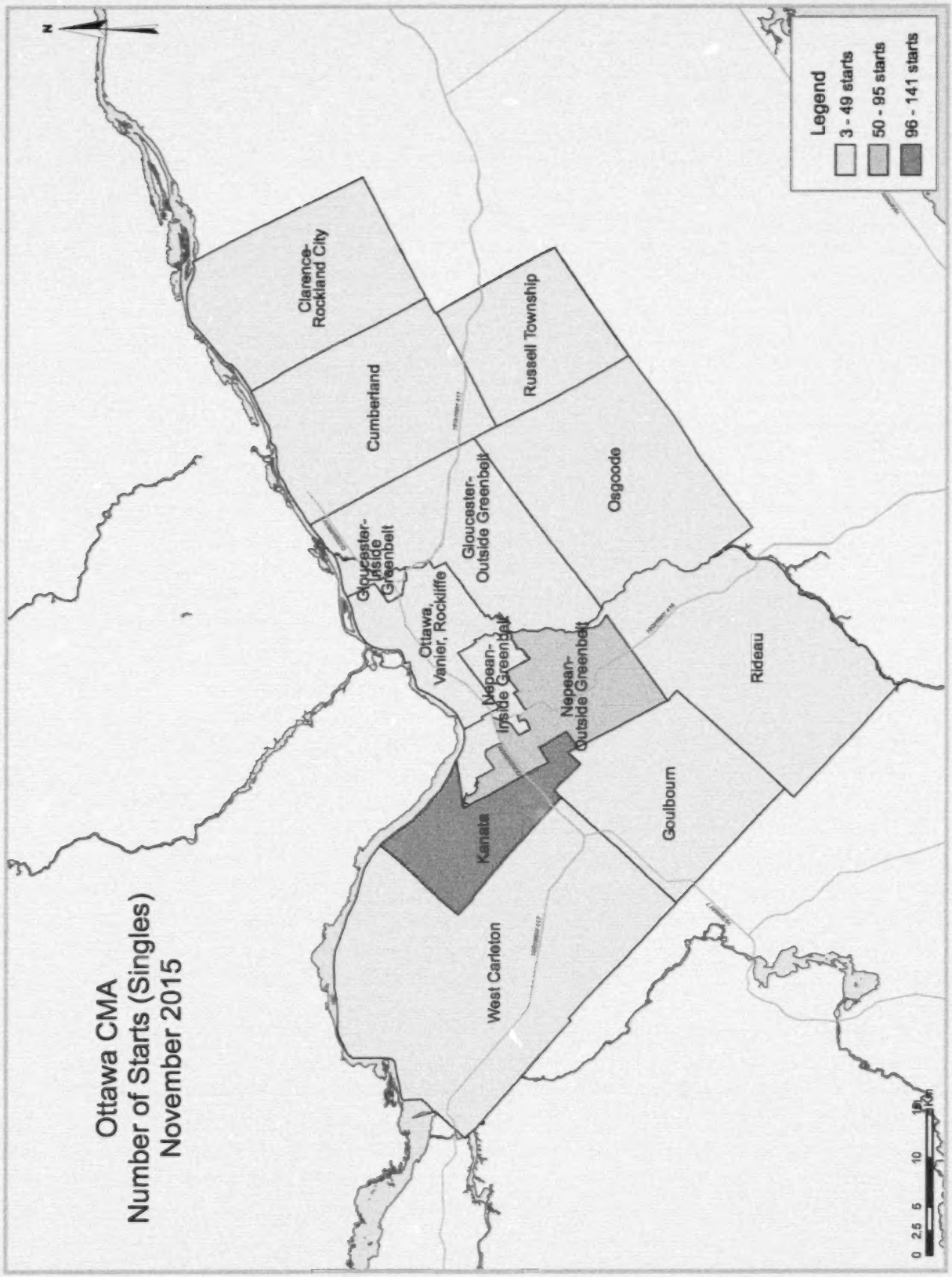
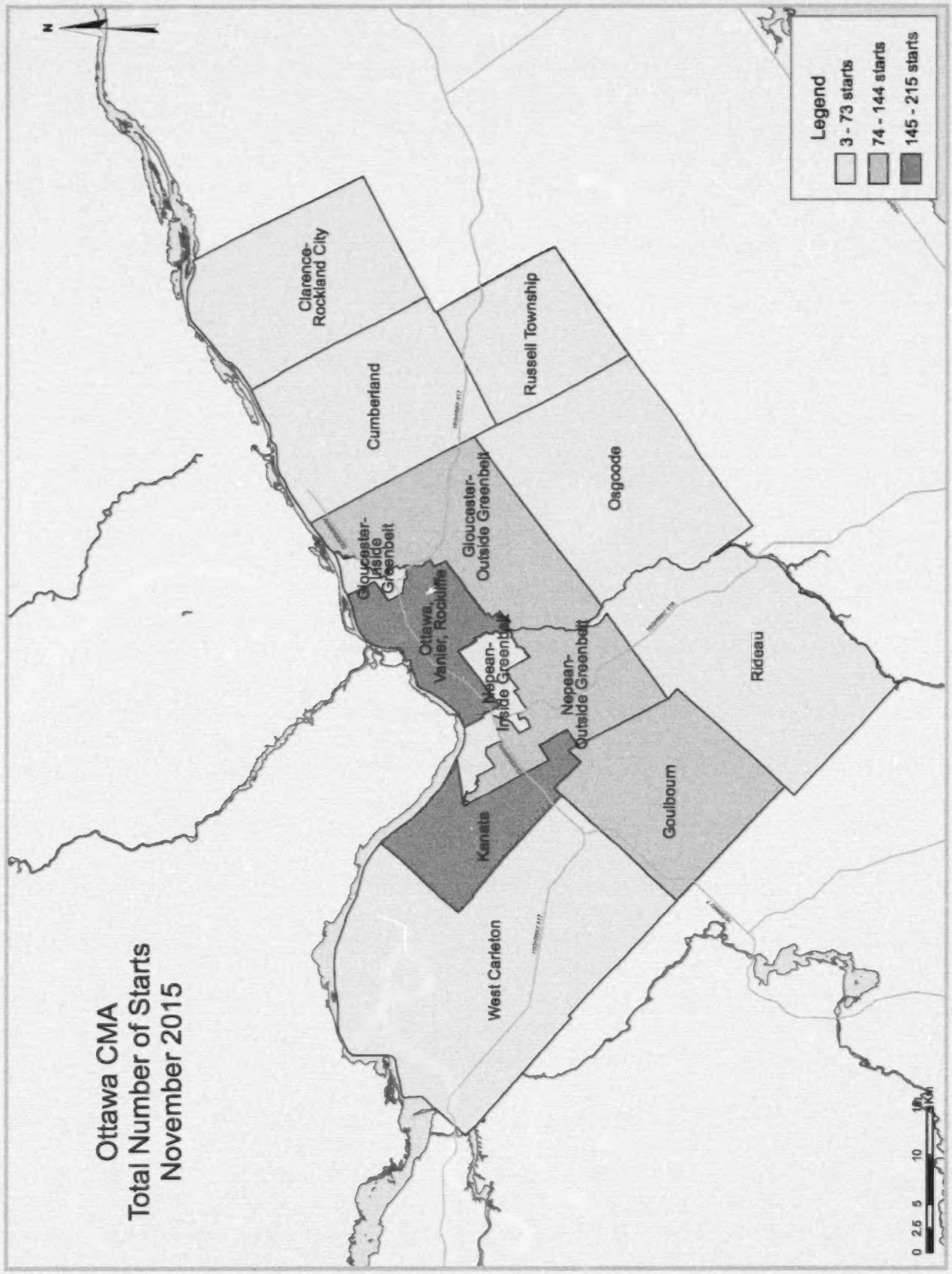
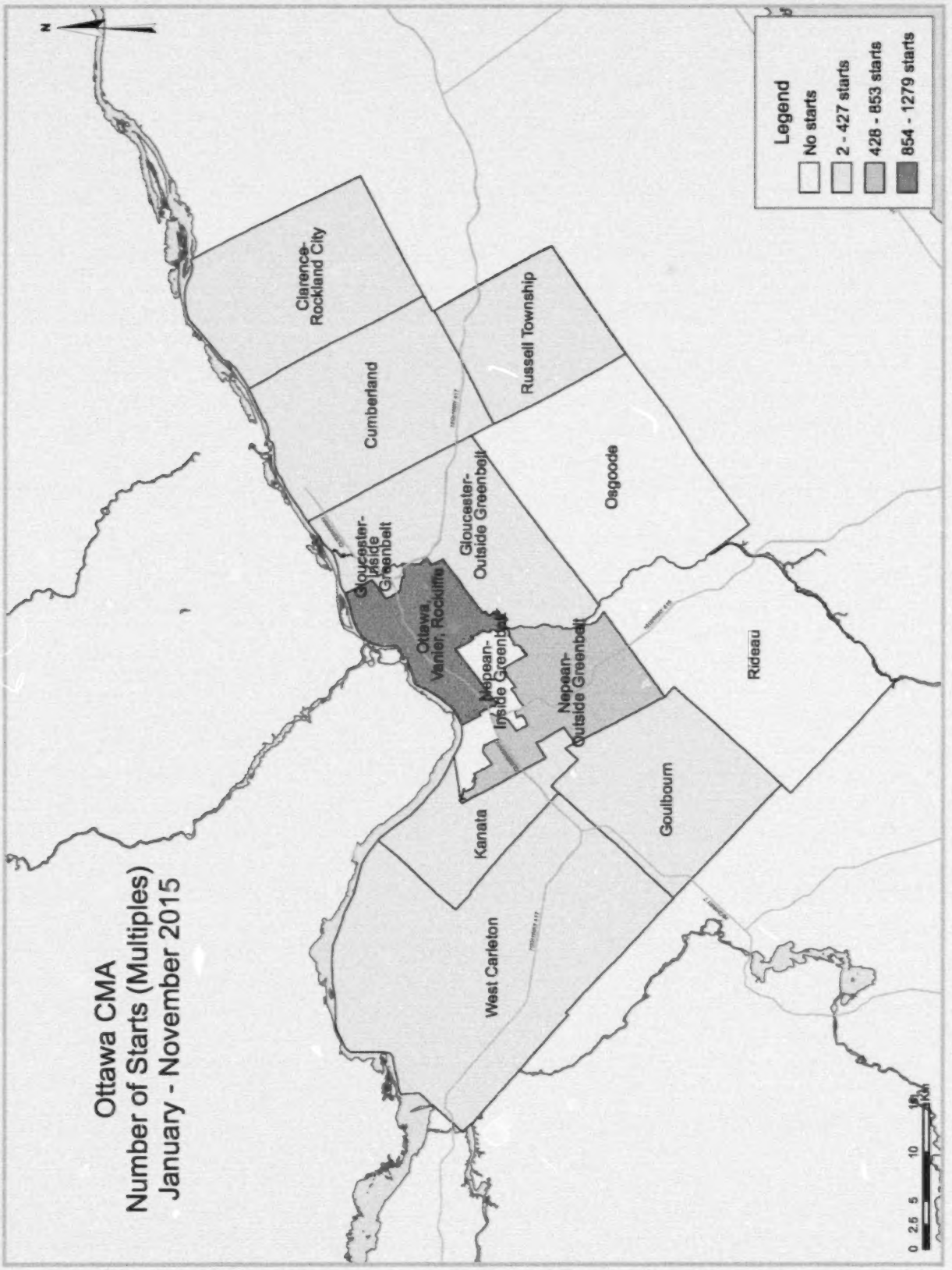
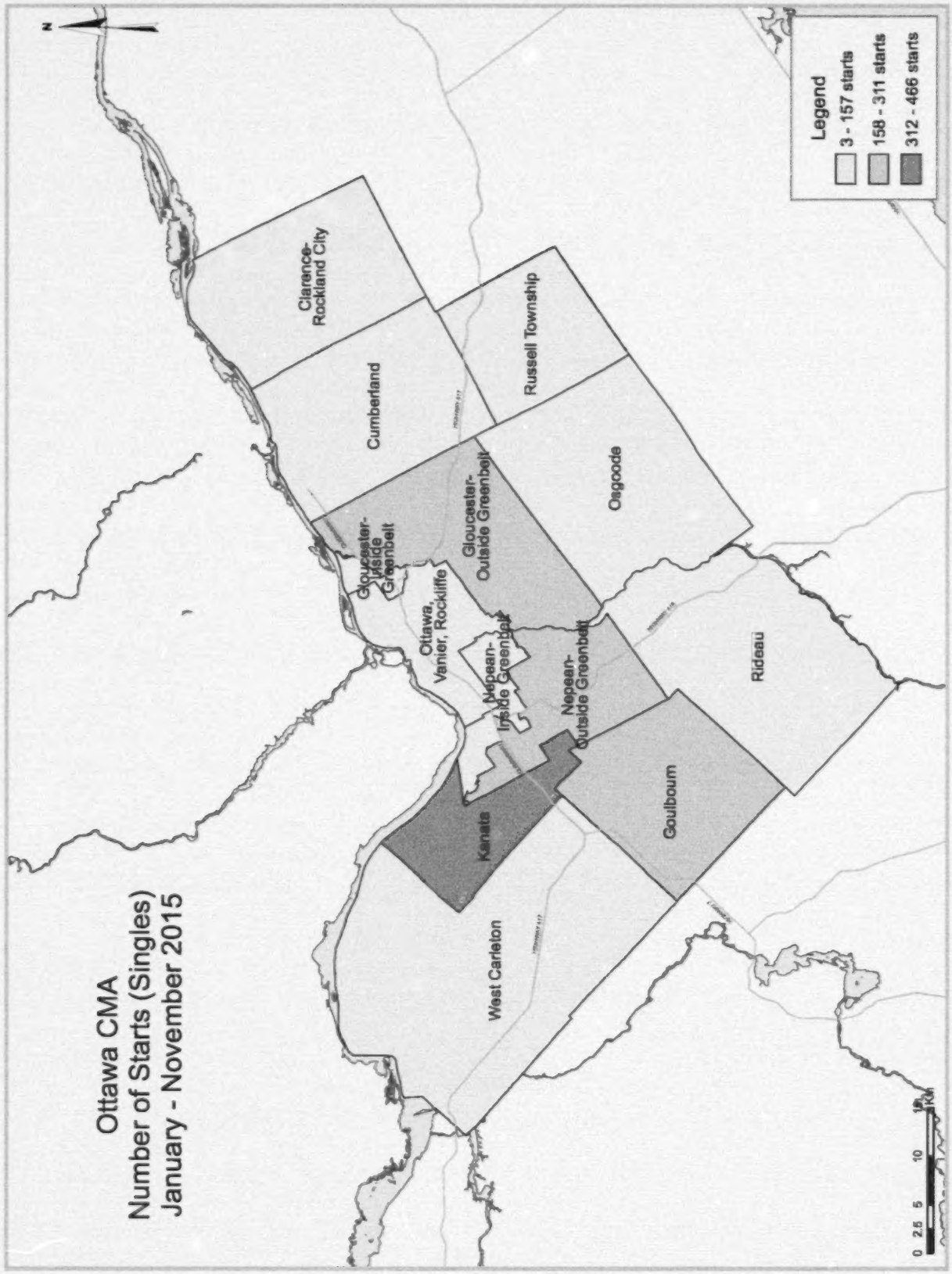
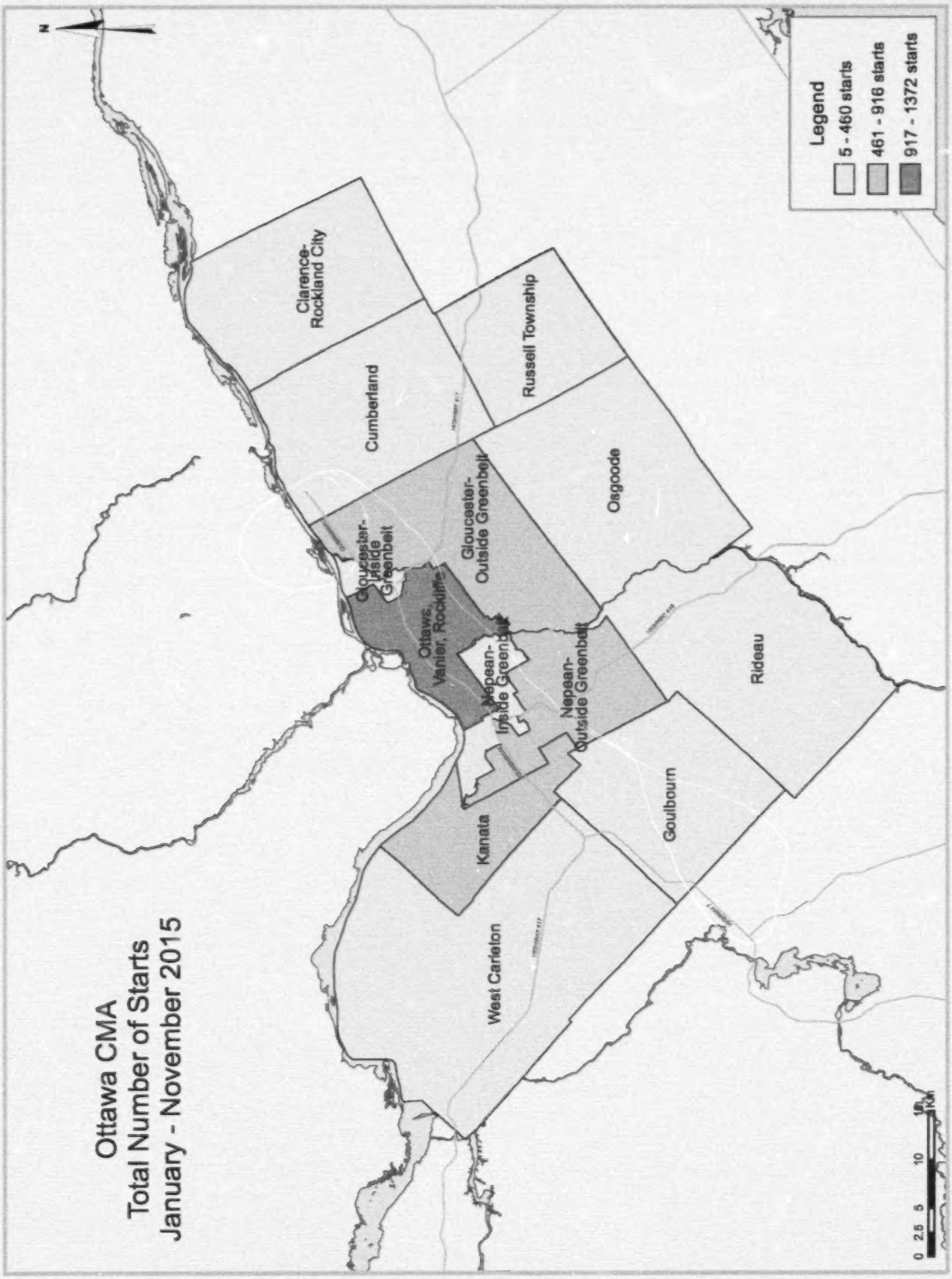

Ottawa CMA
Number of Starts (Multiples)
November 2015
N
Legend
No starts
4 - 69 starts
70 - 134 starts
135 - 200 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
0 2.5 5 10 15


Ottawa CMA
Number of Starts (Singles)
November 2015
N
Legend
3 - 49 starts
50 - 95 starts
96 - 141 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 Km


Ottawa CMA
Total Number of Starts
November 2015
N
Legend
3 - 73 starts
74 - 144 starts
145 - 215 starts
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 KM


Ottawa CMA
Number of Starts (Multiples)
January - November 2015
Legend
No starts
2 - 427 starts
428 - 853 starts
854 - 1279 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 Km


Ottawa CMA
Number of Starts (Singles)
January - November 2015
N
Legend
3 - 157 starts
158 - 311 starts
312 - 466 starts
Clarence-Rockland City
Cumberland
Russell Township
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Osgoode
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15
KM


Ottawa CMA
Total Number of Starts
January - November 2015
N
Legend
5 - 460 starts
461 - 916 starts
917 - 1372 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 Km

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
–	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) November 2015		
Ottawa CMA[1]	October 2015	November 2015
Trend[2]	5,426	6,162
SAAR	4,798	8,169
	November 2014	November 2015
Actual		
November - Single-Detached	147	328
November - Multiples	521	426
November - Total	668	754
January to November - Single-Detached	1,660	1,806
January to November - Multiples	3,525	2,744
January to November - Total	5,185	4,550

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
November 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2015	328	18	172	0	8	0	2	226	754
November 2014	147	14	100	0	0	124	6	277	668
% Change	123.1	28.6	72.0	n/a	n/a	-100.0	-66.7	-18.4	12.9
Year-to-date 2015	1,806	136	1,126	0	8	776	44	654	4,550
Year-to-date 2014	1,660	208	1,410	0	4	1,301	45	557	5,185
% Change	8.8	-34.6	-20.1	n/a	100.0	-40.4	-2.2	17.4	-12.2
UNDER CONSTRUCTION									
November 2015	1,359	94	1,075	0	8	1,625	31	1,073	5,265
November 2014	1,064	144	1,225	0	9	3,010	29	701	6,182
% Change	27.7	-34.7	-12.2	n/a	-11.1	-46.0	6.9	53.1	-14.8
COMPLETIONS									
November 2015	162	22	71	0	0	151	5	2	413
November 2014	201	28	101	0	0	255	6	24	615
% Change	-19.4	-21.4	-29.7	n/a	n/a	-40.8	-16.7	-91.7	-32.8
Year-to-date 2015	1,418	166	1,454	0	4	1,788	53	288	5,171
Year-to-date 2014	1,670	278	1,370	0	0	1,896	24	684	5,922
% Change	-15.1	-40.3	6.1	n/a	n/a	-5.7	120.8	-57.9	-12.7
COMPLETED & NOT ABSORBED									
November 2015	89	38	167	0	2	571	n/a	n/a	867
November 2014	71	21	74	0	0	317	n/a	n/a	483
% Change	25.4	81.0	125.7	n/a	n/a	80.1	n/a	n/a	79.5
ABSORBED									
November 2015	173	19	82	0	0	97	n/a	n/a	371
November 2014	201	40	108	0	0	192	n/a	n/a	541
% Change	-13.9	-52.5	-24.1	n/a	n/a	-49.5	n/a	n/a	-31.4
Year-to-date 2015	1,401	153	1,363	0	5	1,568	n/a	n/a	4,490
Year-to-date 2014	1,689	325	1,343	0	0	1,841	n/a	n/a	5,198
% Change	-17.1	-52.9	1.5	n/a	n/a	-14.8	n/a	n/a	-13.6

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
November 2015	313	14	172	0	8	0	2	226	735
November 2014	129	14	100	0	0	124	6	277	650
Ottawa, Vanier, Rockcliffe									
November 2015	15	0	0	0	0	0	2	198	215
November 2014	9	6	10	0	0	0	6	9	40
Nepean inside greenbelt									
November 2015	3	0	0	0	0	0	0	0	3
November 2014	1	0	0	0	0	0	0	0	1
Nepean outside greenbelt									
November 2015	53	0	41	0	0	0	0	0	94
November 2014	22	4	24	0	0	0	0	0	50
Gloucester inside greenbelt									
November 2015	3	0	0	0	0	0	0	0	3
November 2014	0	0	0	0	0	22	0	0	22
Gloucester outside greenbelt									
November 2015	35	0	34	0	8	0	0	28	105
November 2014	28	0	39	0	0	26	0	0	93
Kanata									
November 2015	141	2	48	0	0	0	0	0	191
November 2014	33	2	16	0	0	0	0	268	319
Cumberland									
November 2015	7	0	18	0	0	0	0	0	25
November 2014	15	0	11	0	0	76	0	0	102
Goulbourn									
November 2015	42	12	31	0	0	0	0	0	85
November 2014	5	2	0	0	0	0	0	0	7
West Carleton									
November 2015	6	0	0	0	0	0	0	0	6
November 2014	2	0	0	0	0	0	0	0	2
Rideau									
November 2015	3	0	0	0	0	0	0	0	3
November 2014	5	0	0	0	0	0	0	0	5
Osgoode									
November 2015	5	0	0	0	0	0	0	0	5
November 2014	9	0	0	0	0	0	0	0	9
Clarence-Rockland City									
November 2015	5	0	0	0	0	0	0	0	5
November 2014	9	0	0	0	0	0	0	0	9
Russell Township									
November 2015	10	4	0	0	0	0	0	0	14
November 2014	9	0	0	0	0	0	0	0	9
Ottawa-Gatineau CMA (Ontario portion)									
November 2015	328	18	172	0	8	0	2	226	754
November 2014	147	14	100	0	0	124	6	277	668

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
November 2015	1,291	88	1,072	0	8	1,625	31	1,053	5,168
November 2014	994	138	1,217	0	9	2,979	29	701	6,067
Ottawa, Vanier, Rockcliffe									
November 2015	82	36	39	0	0	1,212	31	749	2,149
November 2014	53	66	38	0	9	2,505	22	199	2,892
Nepean inside greenbelt									
November 2015	13	0	0	0	0	60	0	0	73
November 2014	17	0	0	0	0	139	2	0	158
Nepean outside greenbelt									
November 2015	234	32	352	0	0	138	0	0	756
November 2014	245	36	429	0	0	105	0	25	840
Gloucester inside greenbelt									
November 2015	3	0	0	0	0	0	0	0	3
November 2014	2	0	0	0	0	22	0	0	24
Gloucester outside greenbelt									
November 2015	190	4	213	0	8	91	0	28	534
November 2014	114	10	199	0	0	100	0	0	423
Kanata									
November 2015	378	4	328	0	0	48	0	268	1,026
November 2014	348	2	253	0	0	24	1	469	1,097
Cumberland									
November 2015	103	0	71	0	0	76	0	0	250
November 2014	60	8	105	0	0	84	0	0	257
Goulbourn									
November 2015	180	12	60	0	0	0	0	8	260
November 2014	27	6	18	0	0	0	2	8	61
West Carleton									
November 2015	29	0	9	0	0	0	0	0	38
November 2014	23	4	175	0	0	0	2	0	204
Rideau									
November 2015	30	0	0	0	0	0	0	0	30
November 2014	29	0	0	0	0	0	0	0	29
Osgoode									
November 2015	49	0	0	0	0	0	0	0	49
November 2014	76	6	0	0	0	0	0	0	82
Clarence-Rockland City									
November 2015	31	0	0	0	0	0	0	20	51
November 2014	41	2	8	0	0	12	0	0	63
Russell Township									
November 2015	37	6	3	0	0	0	0	0	46
November 2014	29	4	0	0	0	19	0	0	52
Ottawa-Gatineau CMA (Ontario portion)									
November 2015	1,359	94	1,075	0	8	1,625	31	1,073	5,265
November 2014	1,064	144	1,225	0	9	3,010	29	701	6,182

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
November 2015	138	8	62	0	0	151	5	2	366
November 2014	187	22	101	0	0	255	6	24	595
Ottawa, Vanier, Rockcliffe									
November 2015	6	0	0	0	0	0	2	2	10
November 2014	9	8	0	0	0	157	6	24	204
Nepean inside greenbelt									
November 2015	23	0	0	0	0	139	0	0	162
November 2014	1	0	0	0	0	0	0	0	1
Nepean outside greenbelt									
November 2015	3	4	10	0	0	0	0	0	17
November 2014	52	4	65	0	0	0	0	0	121
Gloucester inside greenbelt									
November 2015	0	0	0	0	0	0	2	0	2
November 2014	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
November 2015	12	0	11	0	0	0	0	0	23
November 2014	18	8	26	0	0	22	0	0	74
Kanata									
November 2015	47	2	35	0	0	12	0	0	96
November 2014	61	0	10	0	0	0	0	0	71
Cumberland									
November 2015	27	0	0	0	0	0	0	0	27
November 2014	14	0	0	0	0	76	0	0	90
Goulbourn									
November 2015	8	0	0	0	0	0	0	0	8
November 2014	8	0	0	0	0	0	0	0	8
West Carleton									
November 2015	2	2	6	0	0	0	1	0	11
November 2014	6	0	0	0	0	0	0	0	6
Rideau									
November 2015	3	0	0	0	0	0	0	0	3
November 2014	5	0	0	0	0	0	0	0	5
Osgoode									
November 2015	7	0	0	0	0	0	0	0	7
November 2014	13	2	0	0	0	0	0	0	15
Clarence-Rockland City									
November 2015	6	0	0	0	0	0	0	0	6
November 2014	8	0	0	0	0	0	0	0	8
Russell Township									
November 2015	18	14	9	0	0	0	0	0	41
November 2014	6	6	0	0	0	0	0	0	12
Ottawa-Gatineau CMA (Ontario portion)									
November 2015	162	22	71	0	0	151	5	2	413
November 2014	201	28	101	0	0	255	6	24	615

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
November 2015	76	27	161	0	2	566	n/a	n/a	832
November 2014	65	20	73	0	0	317	n/a	n/a	475
Ottawa, Vanier, Rockcliffe									
November 2015	3	10	2	0	2	439	n/a	n/a	456
November 2014	4	11	3	0	0	140	n/a	n/a	158
Nepean inside greenbelt									
November 2015	0	0	0	0	0	64	n/a	n/a	64
November 2014	0	0	0	0	0	0	n/a	n/a	0
Nepean outside greenbelt									
November 2015	14	10	60	0	0	20	n/a	n/a	104
November 2014	15	3	35	0	0	25	n/a	n/a	78
Gloucester inside greenbelt									
November 2015	0	0	0	0	0	3	n/a	n/a	3
November 2014	0	0	0	0	0	11	n/a	n/a	11
Gloucester outside greenbelt									
November 2015	15	0	50	0	0	28	n/a	n/a	93
November 2014	12	1	26	0	0	36	n/a	n/a	75
Kanata									
November 2015	27	1	27	0	0	7	n/a	n/a	62
November 2014	24	3	7	0	0	0	n/a	n/a	34
Cumberland									
November 2015	8	0	14	0	0	3	n/a	n/a	25
November 2014	1	0	0	0	0	99	n/a	n/a	100
Goulbourn									
November 2015	9	3	5	0	0	2	n/a	n/a	19
November 2014	8	0	2	0	0	6	n/a	n/a	16
West Carleton									
November 2015	0	2	3	0	0	0	n/a	n/a	5
November 2014	0	1	0	0	0	0	n/a	n/a	1
Rideau									
November 2015	0	0	0	0	0	0	n/a	n/a	0
November 2014	1	0	0	0	0	0	n/a	n/a	1
Osgoode									
November 2015	0	1	0	0	0	0	n/a	n/a	1
November 2014	0	1	0	0	0	0	n/a	n/a	1
Clarence-Rockland City									
November 2015	4	0	0	0	0	0	n/a	n/a	4
November 2014	3	0	1	0	0	0	n/a	n/a	4
Russell Township									
November 2015	9	11	6	0	0	5	n/a	n/a	31
November 2014	3	1	0	0	0	0	n/a	n/a	4
Ottawa-Gatineau CMA (Ontario portion)									
November 2015	89	38	167	0	2	571	n/a	n/a	867
November 2014	71	21	74	0	0	317	n/a	n/a	483

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
November 2015	149	15	79	0	0	85	n/a	n/a	328
November 2014	187	34	108	0	0	192	n/a	n/a	521
Ottawa, Vanier, Rockcliffe									
November 2015	6	4	2	0	0	0	n/a	n/a	12
November 2014	9	19	0	0	0	125	n/a	n/a	153
Nepean inside greenbelt									
November 2015	23	0	0	0	0	75	n/a	n/a	98
November 2014	1	0	0	0	0	0	n/a	n/a	1
Nepean outside greenbelt									
November 2015	2	5	21	0	0	2	n/a	n/a	30
November 2014	49	4	68	0	0	0	n/a	n/a	121
Gloucester inside greenbelt									
November 2015	0	0	0	0	0	0	n/a	n/a	0
November 2014	0	0	0	0	0	1	n/a	n/a	1
Gloucester outside greenbelt									
November 2015	29	0	12	0	0	0	n/a	n/a	41
November 2014	16	8	27	0	0	13	n/a	n/a	64
Kanata									
November 2015	46	4	37	0	0	8	n/a	n/a	95
November 2014	61	0	10	0	0	0	n/a	n/a	71
Cumberland									
November 2015	23	0	4	0	0	0	n/a	n/a	27
November 2014	19	0	0	0	0	53	n/a	n/a	72
Goulbourn									
November 2015	8	0	0	0	0	0	n/a	n/a	8
November 2014	8	0	2	0	0	0	n/a	n/a	10
West Carleton									
November 2015	2	1	3	0	0	0	n/a	n/a	6
November 2014	6	2	1	0	0	0	n/a	n/a	9
Rideau									
November 2015	3	0	0	0	0	0	n/a	n/a	3
November 2014	5	0	0	0	0	0	n/a	n/a	5
Osgoode									
November 2015	7	1	0	0	0	0	n/a	n/a	8
November 2014	13	1	0	0	0	0	n/a	n/a	14
Clarence-Rockland City									
November 2015	6	0	0	0	0	0	n/a	n/a	6
November 2014	8	0	0	0	0	0	n/a	n/a	8
Russell Township									
November 2015	18	4	3	0	0	12	n/a	n/a	37
November 2014	6	6	0	0	0	0	n/a	n/a	12
Ottawa-Gatineau CMA (Ontario portion)									
November 2015	173	19	82	0	0	97	n/a	n/a	371
November 2014	201	40	108	0	0	192	n/a	n/a	541

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2005 - 2014

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2014	1,775	238	1,709	0	4	1,418	49	569	5,762
% Change	-0.7	-39.6	5.2	n/a	-50.0	-37.5	**	20.0	-12.2
2013	1,787	394	1,625	0	8	2,268	4	474	6,560
% Change	12.2	41.7	17.1	n/a	14.3	-0.4	-87.5	4.9	8.9
2012	1,592	278	1,388	0	7	2,277	32	452	6,026
% Change	-25.4	-22.8	-24.9	n/a	n/a	68.2	**	**	4.0
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998
% Change	-0.6	-27.7	12.2	n/a	-39.4	42.0	-75.0	-19.7	7.6
2007	2,973	292	1,879	0	99	1,057	8	198	6,506
% Change	19.9	-23.8	22.7	n/a	-47.6	-10.7	-90.5	**	10.7
2006	2,480	383	1,532	0	189	1,183	84	24	5,875
% Change	5.5	29.4	24.7	n/a	-34.8	86.6	104.9	-59.3	17.9
2005	2,350	296	1,229	0	290	634	41	59	4,982

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
November 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	% Change
Ottawa City	313	129	16	20	180	100	226	401	735	650	13.1
Ottawa, Vanier, Rockcliffe	15	9	2	12	0	10	198	9	215	40	**
Nepean inside greenbelt	3	1	0	0	0	0	0	0	3	1	200.0
Nepean outside greenbelt	53	22	0	4	41	24	0	0	94	50	88.0
Gloucester inside greenbelt	3	0	0	0	0	0	0	22	3	22	-86.4
Gloucester outside greenbelt	35	28	0	0	42	39	28	26	105	93	12.9
Kanata	141	33	2	2	48	16	0	268	191	319	-40.1
Cumberland	7	15	0	0	18	11	0	76	25	102	-75.5
Goulbourn	42	5	12	2	31	0	0	0	85	7	**
West Carleton	6	2	0	0	0	0	0	0	6	2	200.0
Rideau	3	5	0	0	0	0	0	0	3	5	-40.0
Osgoode	5	9	0	0	0	0	0	0	5	9	-44.4
Clarence-Rockland City	5	9	0	0	0	0	0	0	5	9	-44.4
Russell Township	10	9	4	0	0	0	0	0	14	9	55.6
Ottawa-Gatineau CMA (Ontario Portion)	328	147	20	20	180	100	226	401	754	668	12.9

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 2015

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Ottawa City	1,642	1,513	139	225	1,128	1,407	1,380	1,827	4,289	4,972	-13.7
Ottawa, Vanier, Rockcliffe	93	60	70	98	33	36	1,176	989	1,372	1,183	16.0
Nepean inside greenbelt	36	18	0	2	0	0	0	139	36	159	-77.4
Nepean outside greenbelt	285	409	40	48	371	461	84	91	780	1,009	-22.7
Gloucester inside greenbelt	3	3	2	0	0	0	0	22	5	25	-80.0
Gloucester outside greenbelt	297	192	6	42	264	312	108	118	675	664	1.7
Kanata	466	495	6	3	301	256	12	320	785	1,074	-26.9
Cumberland	156	128	0	8	99	163	0	140	255	439	-41.9
Goulbourn	193	46	12	8	56	10	0	8	261	72	**
West Carleton	30	33	3	8	4	169	0	0	37	210	-82.4
Rideau	28	36	0	0	0	0	0	0	28	36	-22.2
Osgoode	55	93	0	8	0	0	0	0	55	101	-45.5
Clarence-Rockland City	67	80	0	2	3	15	20	12	90	109	-17.4
Russell Township	97	67	32	18	12	0	30	19	171	104	64.4
Ottawa-Gatineau CMA (Ontario Portion)	1,806	1,660	171	245	1,143	1,422	1,430	1,858	4,550	5,185	-12.2

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014
Ottawa City	180	100	0	0	0	124	226	277
Ottawa, Vanier, Rockcliffe	0	10	0	0	0	0	198	9
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	41	24	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	22	0	0
Gloucester outside greenbelt	42	39	0	0	0	26	28	0
Kanata	48	16	0	0	0	0	0	268
Cumberland	18	11	0	0	0	76	0	0
Goulbourn	31	0	0	0	0	0	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	0	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	180	100	0	0	0	124	226	277

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Ottawa City	1,119	1,399	9	8	746	1,270	634	557
Ottawa, Vanier, Rockcliffe	24	28	9	8	570	761	606	228
Nepean inside greenbelt	0	0	0	0	0	139	0	0
Nepean outside greenbelt	371	461	0	0	84	66	0	25
Gloucester inside greenbelt	0	0	0	0	0	22	0	0
Gloucester outside greenbelt	264	312	0	0	80	118	28	0
Kanata	301	256	0	0	12	24	0	296
Cumberland	99	163	0	0	0	140	0	0
Goulbourn	56	10	0	0	0	0	0	8
West Carleton	4	169	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	3	15	0	0	0	12	20	0
Russell Township	12	0	0	0	30	19	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,134	1,414	9	8	776	1,301	654	557

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market November 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014
Ottawa City	499	243	8	124	228	283	735	650
Ottawa, Vanier, Rockcliffe	15	25	0	0	200	15	215	40
Nepean inside greenbelt	3	1	0	0	0	0	3	1
Nepean outside greenbelt	94	50	0	0	0	0	94	50
Gloucester inside greenbelt	3	0	0	22	0	0	3	22
Gloucester outside greenbelt	69	67	8	26	28	0	105	93
Kanata	191	51	0	0	0	268	191	319
Cumberland	25	26	0	76	0	0	25	102
Goulbourn	85	7	0	0	0	0	85	7
West Carleton	6	2	0	0	0	0	6	2
Rideau	3	5	0	0	0	0	3	5
Osgoode	5	9	0	0	0	0	5	9
Clarence-Rockland City	5	9	0	0	0	0	5	9
Russell Township	14	9	0	0	0	0	14	9
Ottawa-Gatineau CMA (Ontario Portion)	518	261	8	124	228	283	754	668

Table 2.5: Starts by Submarket and by Intended Market January - November 2015								
Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Ottawa City	2,859	3,096	754	1,274	676	602	4,289	4,972
Ottawa, Vanier, Rockcliffe	159	154	570	765	643	264	1,372	1,183
Nepean inside greenbelt	36	18	0	139	0	2	36	159
Nepean outside greenbelt	696	918	84	66	0	25	780	1,009
Gloucester inside greenbelt	5	3	0	22	0	0	5	25
Gloucester outside greenbelt	555	544	88	118	32	2	675	664
Kanata	773	753	12	24	0	297	785	1,074
Cumberland	255	299	0	140	0	0	255	439
Goulbourn	261	62	0	0	0	10	261	72
West Carleton	36	208	0	0	1	2	37	210
Rideau	28	36	0	0	0	0	28	36
Osgoode	55	101	0	0	0	0	55	101
Clarence-Rockland City	70	97	0	12	20	0	90	109
Russell Township	139	85	30	19	2	0	171	104
Ottawa-Gatineau CMA (Ontario Portion)	3,068	3,278	784	1,305	698	602	4,550	5,185

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
November 2015

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	% Change
Ottawa City	138	187	13	28	62	101	153	279	366	595	-38.5
Ottawa, Vanier, Rockcliffe	6	9	2	14	0	0	2	181	10	204	-95.1
Nepean inside greenbelt	23	1	0	0	0	0	139	0	162	1	**
Nepean outside greenbelt	3	52	4	4	10	65	0	0	17	121	-86.0
Gloucester inside greenbelt	0	0	2	0	0	0	0	0	2	0	n/a
Gloucester outside greenbelt	12	18	0	8	11	26	0	22	23	74	-68.9
Kanata	47	61	2	0	35	10	12	0	96	71	35.2
Cumberland	27	14	0	0	0	0	0	76	27	90	-70.0
Goulbourn	8	8	0	0	0	0	0	0	8	8	0.0
West Carleton	2	6	3	0	6	0	0	0	11	6	83.3
Rideau	3	5	0	0	0	0	0	0	3	5	-40.0
Osgoode	7	13	0	2	0	0	0	0	7	15	-53.3
Clarence-Rockland City	6	8	0	0	0	0	0	0	6	8	-25.0
Russell Township	18	6	14	6	9	0	0	0	41	12	**
Ottawa-Gatineau CMA (Ontario Portion)	162	201	27	34	71	101	153	279	413	615	-32.8

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2015

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	% Change
Ottawa City	1,254	1,521	188	260	1,438	1,327	2,018	2,580	4,898	5,688	-13.9
Ottawa, Vanier, Rockcliffe	62	85	92	100	42	24	1,463	1,535	1,659	1,744	-4.9
Nepean inside greenbelt	37	13	2	4	0	0	139	0	178	17	**
Nepean outside greenbelt	247	442	36	58	471	427	56	265	810	1,192	-32.0
Gloucester inside greenbelt	2	6	2	0	0	0	22	22	26	28	-7.1
Gloucester outside greenbelt	235	184	6	52	273	322	125	159	639	717	-10.9
Kanata	399	453	11	30	316	327	213	248	939	1,058	-11.2
Cumberland	120	119	18	8	170	149	0	309	308	585	-47.4
Goulbourn	38	71	6	0	14	36	0	42	58	149	-61.1
West Carleton	20	46	11	6	152	42	0	0	183	94	94.7
Rideau	23	31	0	0	0	0	0	0	23	31	-25.8
Osgoode	71	71	4	2	0	0	0	0	75	73	2.7
Clarence-Rockland City	77	82	2	4	11	43	12	0	102	129	-20.9
Russell Township	87	67	26	38	9	0	49	0	171	105	62.9
Ottawa-Gatineau CMA (Ontario Portion)	1,418	1,670	216	302	1,458	1,370	2,079	2,580	5,171	5,922	-12.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
November 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014
Ottawa City	62	101	0	0	151	255	2	24
Ottawa, Vanier, Rockcliffe	0	0	0	0	0	157	2	24
Nepean inside greenbelt	0	0	0	0	139	0	0	0
Nepean outside greenbelt	10	65	0	0	0	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	11	26	0	0	0	22	0	0
Kanata	35	10	0	0	12	0	0	0
Cumberland	0	0	0	0	0	76	0	0
Goulbourn	0	0	0	0	0	0	0	0
West Carleton	6	0	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	9	0	0	0	0	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	71	101	0	0	151	255	2	24

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 2015

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Ottawa City	1,435	1,327	3	0	1,730	1,896	288	684
Ottawa, Vanier, Rockcliffe	39	24	3	0	1,389	1,234	74	301
Nepean inside greenbelt	0	0	0	0	139	0	0	0
Nepean outside greenbelt	471	427	0	0	31	141	25	124
Gloucester inside greenbelt	0	0	0	0	22	22	0	0
Gloucester outside greenbelt	273	322	0	0	125	121	0	38
Kanata	316	327	0	0	24	96	189	152
Cumberland	170	149	0	0	0	268	0	41
Goulbourn	14	36	0	0	0	14	0	28
West Carleton	152	42	0	0	0	0	0	0
Rideau	0	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	11	43	0	0	12	0	0	0
Russell Township	9	0	0	0	49	0	0	0
Ottawa-Gatineau CMA (Ontario Portion)	1,455	1,370	3	0	1,791	1,896	288	684

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
November 2015

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014	Nov 2015	Nov 2014
Ottawa City	208	310	151	255	7	30	366	595
Ottawa, Vanier, Rockcliffe	6	17	0	157	4	30	10	204
Nepean inside greenbelt	23	1	139	0	0	0	162	1
Nepean outside greenbelt	17	121	0	0	0	0	17	121
Gloucester inside greenbelt	0	0	0	0	2	0	2	0
Gloucester outside greenbelt	23	52	0	22	0	0	23	74
Kanata	84	71	12	0	0	0	96	71
Cumberland	27	14	0	76	0	0	27	90
Goulbourn	8	8	0	0	0	0	8	8
West Carleton	10	6	0	0	1	0	11	6
Rideau	3	5	0	0	0	0	3	5
Osgoode	7	15	0	0	0	0	7	15
Clarence-Rockland City	6	8	0	0	0	0	6	8
Russell Township	41	12	0	0	0	0	41	12
Ottawa-Gatineau CMA (Ontario Portion)	255	330	151	255	7	30	413	615

Table 3.5: Completions by Submarket and by Intended Market
January - November 2015

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014	YTD 2015	YTD 2014
Ottawa City	2,828	3,088	1,731	1,896	339	704	4,898	5,688
Ottawa, Vanier, Rockcliffe	156	191	1,390	1,234	113	319	1,659	1,744
Nepean inside greenbelt	37	15	139	0	2	2	178	17
Nepean outside greenbelt	754	927	31	141	25	124	810	1,192
Gloucester inside greenbelt	2	6	22	22	2	0	26	28
Gloucester outside greenbelt	510	558	125	121	4	38	639	717
Kanata	725	810	24	96	190	152	939	1,058
Cumberland	308	276	0	268	0	41	308	585
Goulbourn	58	107	0	14	0	28	58	149
West Carleton	180	94	0	0	3	0	183	94
Rideau	23	31	0	0	0	0	23	31
Osgoode	75	73	0	0	0	0	75	73
Clarence-Rockland City	90	129	12	0	0	0	102	129
Russell Township	120	101	49	0	2	4	171	105
Ottawa-Gatineau CMA (Ontario Portion)	3,038	3,318	1,792	1,896	341	708	5,171	5,922

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range - November 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
November 2015	0	0.0	13	10.3	15	11.9	35	27.8	63	50.0	126	502,500	535,793
November 2014	0	0.0	6	3.7	21	12.8	51	31.1	86	52.4	164	-	537,171
Year-to-date 2015	0	0.0	58	5.5	152	14.5	342	32.6	496	47.3	1,048	495,000	519,599
Year-to-date 2014	3	0.2	68	5.2	208	15.8	398	30.3	638	48.5	1,315	500,000	524,284
Ottawa, Vanier, Rockcliffe													
November 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
November 2014	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	-	-
Year-to-date 2015	0	0.0	1	4.3	0	0.0	0	0.0	22	95.7	23	-	-
Year-to-date 2014	0	0.0	1	0.0	1	1.9	5	9.4	47	88.7	53	-	-
Nepean inside greenbelt													
November 2015	0	0.0	0	0.0	0	0.0	0	0.0	21	100.0	21	-	-
November 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	25	100.0	25	-	-
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Nepean outside greenbelt													
November 2015	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	-	-
November 2014	0	0.0	3	6.4	4	8.5	9	19.1	31	66.0	47	-	-
Year-to-date 2015	0	0.0	14	5.7	27	11.0	70	28.6	134	54.7	245	440,000	500,171
Year-to-date 2014	0	0.0	27	6.3	74	17.1	134	31.0	197	45.6	432	480,000	499,978
Gloucester inside greenbelt													
November 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2014	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Gloucester outside greenbelt													
November 2015	0	0.0	6	22.2	6	22.2	7	25.9	8	29.6	27	390,000	456,024
November 2014	0	0.0	0	0.0	1	6.3	3	18.8	12	75.0	16	-	544,991
Year-to-date 2015	0	0.0	11	5.3	25	12.0	86	41.3	86	41.3	208	480,000	501,795
Year-to-date 2014	0	0.0	4	2.2	13	7.1	87	47.3	80	43.5	184	490,000	533,142
Kanata													
November 2015	0	0.0	2	4.4	9	20.0	13	28.9	21	46.7	45	-	-
November 2014	0	0.0	2	3.3	10	16.7	26	43.3	22	36.7	60	-	491,446
Year-to-date 2015	0	0.0	17	4.4	76	19.5	136	35.0	160	41.1	389	-	532,323
Year-to-date 2014	0	0.0	20	4.6	79	18.3	116	26.9	217	50.2	432	-	496,329
Cumberland													
November 2015	0	0.0	5	23.8	0	0.0	14	66.7	2	9.5	21	-	-
November 2014	0	0.0	1	6.3	5	31.3	9	56.3	1	6.3	16	-	-
Year-to-date 2015	0	0.0	14	14.1	22	22.2	37	37.4	26	26.3	99	-	456,216
Year-to-date 2014	2	1.9	16	15.5	35	34.0	38	36.9	12	11.7	103	-	419,996
Goulbourn													
November 2015	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
November 2014	0	0.0	0	0.0	0	0.0	2	33.3	4	66.7	6	-	557,650
Year-to-date 2015	0	0.0	0	0.0	1	4.5	5	22.7	16	72.7	22	-	-
Year-to-date 2014	0	0.0	1	2.1	5	10.6	8	17.0	33	70.2	47	-	551,324

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2015

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $300,000		$300,000 - $374,999		$375,000 - $424,999		$425,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
November 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
November 2014	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	-	-
Rideau													
November 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
November 2014	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	8.3	11	91.7	12	-	-
Year-to-date 2014	0	0.0	0	0.0	0	0.0	0	0.0	16	100.0	16	-	-
Osgoode													
November 2015	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
November 2014	0	0.0	0	0.0	1	12.5	2	25.0	5	62.5	8	-	-
Year-to-date 2015	0	0.0	1	4.2	1	4.2	7	29.2	15	62.5	24	-	559,330
Year-to-date 2014	1	3.1	0	0.0	1	3.1	10	31.3	20	62.5	32	-	533,900
Clarence-Rockland City													
November 2015	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
November 2014	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2015	0	0.0	33	76.7	5	11.6	5	11.6	0	0.0	43	-	363,581
Year-to-date 2014	5	7.7	43	66.2	12	18.5	5	7.7	0	0.0	65	-	341,127
Russell Township													
November 2015	0	0.0	6	37.5	6	37.5	4	25.0	0	0.0	16	-	-
November 2014	0	0.0	4	66.7	2	33.3	0	0.0	0	0.0	6	-	-
Year-to-date 2015	0	0.0	41	55.4	17	23.0	15	20.3	1	1.4	74	-	386,731
Year-to-date 2014	0	0.0	32	52.5	23	37.7	6	9.8	0	0.0	61	-	372,544
Ottawa-Gatineau CMA (Ontario portion)													
November 2015	0	0.0	20	14.0	21	14.7	39	27.3	63	44.1	143	485,000	518,472
November 2014	0	0.0	12	7.0	23	13.4	51	29.7	86	50.0	172	502,500	529,374
Year-to-date 2015	0	0.0	132	11.3	174	14.9	362	31.1	497	42.7	1,165	480,000	505,229
Year-to-date 2014	8	0.6	143	9.9	243	16.9	409	28.4	638	44.3	1,441	485,000	515,064

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units November 2015						
Submarket	Nov 2015	Nov 2014	% Change	YTD 2015	YTD 2014	% Change
Ottawa City	535,793	537,171	-0.3	519,599	524,284	-0.9
Ottawa, Vanier, Rockcliffe	-	-	n/a	-	-	n/a
Nepean inside greenbelt	-	-	n/a	-	-	n/a
Nepean outside greenbelt	-	-	n/a	500,171	499,978	0.0
Gloucester inside greenbelt	-	-	n/a	-	-	n/a
Gloucester outside greenbelt	456,024	544,991	-16.3	501,795	533,142	-5.9
Kanata	-	491,446	n/a	532,323	496,329	7.3
Cumberland	-	-	n/a	456,216	419,996	8.6
Goulbourn	-	557,650	n/a	-	551,324	n/a
West Carleton	-	-	n/a	-	-	n/a
Rideau	-	-	n/a	-	-	n/a
Osgoode	-	-	n/a	559,330	533,900	4.8
Clarence-Rockland City	-	-	n/a	363,581	341,127	6.6
Russell Township	-	-	n/a	386,731	372,544	3.8
Ottawa-Gatineau CMA (Ontario Portion)	518,472	529,374	-2.1	505,229	515,064	-1.9

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Ottawa-Gatineau CMA (Ontario Portion)
November 2015

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2014	January	596	-2.3	1,112	2,047	2,605	42.7	348,001	1.3	355,541
	February	881	-4.7	1,126	2,273	2,563	43.9	354,619	1.8	357,096
	March	1,197	1.3	1,134	2,942	2,412	47.0	358,966	-0.1	354,984
	April	1,428	-10.0	1,133	3,488	2,617	43.3	374,232	0.5	359,276
	May	1,802	-0.6	1,187	3,987	2,660	44.6	383,168	3.4	368,235
	June	1,678	4.4	1,197	3,177	2,593	46.2	365,366	1.7	360,098
	July	1,462	8.1	1,234	3,078	2,735	45.1	358,600	-1.0	361,236
	August	1,214	-1.0	1,220	2,444	2,613	46.7	361,730	3.7	364,880
	September	1,144	1.4	1,172	2,723	2,492	47.0	357,753	2.6	363,585
	October	1,136	2.9	1,208	2,399	2,565	47.1	357,887	-1.5	360,804
	November	905	0.3	1,203	1,578	2,521	47.7	358,196	-0.2	359,102
	December	651	5.9	1,167	983	2,743	42.5	349,479	2.2	363,162
2015	January	632	6.0	1,208	2,043	2,632	45.9	349,672	0.5	357,892
	February	862	-2.2	1,117	2,396	2,727	41.0	359,759	1.4	361,966
	March	1,225	2.3	1,174	3,441	2,805	41.9	362,918	1.1	360,326
	April	1,587	11.1	1,245	3,801	2,742	45.4	382,960	2.3	366,413
	May	1,941	7.7	1,308	3,841	2,652	49.3	386,331	0.8	369,664
	June	1,705	1.6	1,165	3,434	2,670	43.6	383,676	5.0	377,302
	July	1,457	-0.3	1,235	3,013	2,696	45.8	369,718	3.1	370,413
	August	1,293	6.5	1,276	2,484	2,645	48.2	354,035	-2.1	358,902
	September	1,255	9.7	1,293	2,759	2,645	48.9	366,145	2.3	370,035
	October	1,172	3.2	1,257	2,127	2,443	51.5	358,950	0.3	363,255
	November	1,005	11.0	1,280	1,715	2,654	48.2	363,117	1.4	365,300
	December									
	Q3 2014	3,820	3.1		8,245			359,341	1.6	
	Q3 2015	4,005	4.8		8,256			363,535	1.2	
	YTD 2014	13,443	0.1		30,136			363,823	1.2	
	YTD 2015	14,134	5.1		31,054			369,963	1.7	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
November 2015

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2007=100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2014	January	595	3.14	5.24	115.3	123.0	529	6.6	70.0	1,049
	February	595	3.14	5.24	115.4	124.2	527	6.6	69.6	1,047
	March	581	3.14	4.99	115.3	124.7	528	6.7	69.9	1,055
	April	570	3.14	4.79	115.1	125.3	528	7.0	70.0	1,065
	May	570	3.14	4.79	114.9	125.9	533	6.8	70.4	1,069
	June	570	3.14	4.79	114.8	126.3	531	6.9	70.1	1,071
	July	570	3.14	4.79	114.6	125.9	534	6.4	70.1	1,058
	August	570	3.14	4.79	114.7	125.9	533	6.7	70.1	1,051
	September	570	3.14	4.79	114.6	126.1	536	6.7	70.4	1,034
	October	570	3.14	4.79	114.4	126.1	539	6.3	70.4	1,024
	November	570	3.14	4.79	114.3	125.5	540	6.1	70.3	1,018
	December	570	3.14	4.79	114.1	124.7	541	5.9	70.2	1,024
2015	January	570	3.14	4.79	113.8	124.5	534	6.6	69.8	1,038
	February	567	2.89	4.74	113.8	125.4	534	7.0	69.9	1,041
	March	567	2.89	4.74	113.7	126.2	533	7.1	69.8	1,043
	April	561	2.89	4.64	113.6	126.0	536	6.6	69.8	1,036
	May	561	2.89	4.64	113.6	126.9	534	6.3	69.2	1,041
	June	561	2.89	4.64	113.6	127.4	533	6.1	68.9	1,040
	July	561	2.89	4.64	113.6	127.6	530	6.1	68.5	1,037
	August	561	2.89	4.64	113.6	127.1	529	6.4	68.4	1,035
	September	561	2.89	4.64	113.8	126.8	530	6.2	68.4	1,032
	October	561	2.89	4.64	113.9	126.8	533	6.1	68.6	1,031
	November	561	3.14	4.64		126.8	530	6.3	68.3	1,014
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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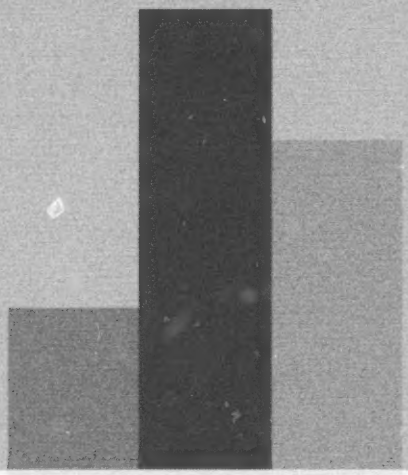

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